SBL LEGAL QUICK HITS

Freddie Mac MULTIFAMILY

Issue 23: July 16, 2020

Updated Commitment- Removal of Casualty and Condemnation Prepayment Premium Rider to Note

We updated the Commitment Letter for immediate use yesterday, July 15, to remove the Casualty and Condemnation Prepayment Premium Rider to Note since provisions in that rider are now included in the form Notes. You can find the updated Commitment Letter form on the SBL Single Counsel Resource webpage.

Please note that this update will also be communicated directly to the SBL Optigo® Lender network, so you do not need to separately notify them.

Who to Contact: Updated Regional Counsel Assignments

Loan specific questions:

- Scott Collins for loans originated in the Western region
- Barbara Anne ("B.A.") Spignardo for loans originated in the North Central and South Central regions
- Nick Villani for loans originated in the Northeast and Southeast regions

An updated Legal Contacts chart can be found on the SBL Single Counsel Resource Web Page.

Title Policy Reminders

To reduce the number of title insurance policy corrections being required, remember the following:

- Pro Forma title insurance policies are **never acceptable** at loan delivery
- The policy number must appear on every page
- Do not include a UCC description on Schedule B-II – it doesn't impact the title insurance coverage, and errors in describing the UCC invite confusion and create delays in the review process
- Double-check that the title agent submitted the Security Instrument and Assignment for recording ***in the correct order*** – this is the #1 reason we must require counsel to re-record & obtain updated title coverage

UCC Reminder

Whenever possible, please file only a UCC-1, identifying Freddie Mac as the Secured Party Assignee. There should only be both a UCC-1 and a UCC-3 in the cases where an Optigo SBL Lender originates loans through an affiliate.